



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Plympton Road, Kilburn, NW6 7EG

Asking Price £475,000

Subject to Contract

- Two bedrooms
- Roof terrace
- Period features
- Sought after tree lined road
- In close proximity of local amenities

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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## Plympton Road, NW6 7EG

Quirky with roof terrace, an attractive broad tree lined road... two do bedroom maisonette on the second floors of this impressive period house. With practical freehold at year lease few roads away from (jubilee line) tube and an array shopping facilities.

The property offers 630 sq ft of space over two floors, comprising feature fire-place in the reception room in separate kitchen, two bedrooms, one of which has a leading out to terrace and far bathroom.



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